



## Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, February 1, 2022 Minutes (Final)

**Board Members Present:** Board Members Present: Chairman Craig Norton, Steve Smith, Bill Sullivan, Jeff Sills and Robert Bradway (Alternate). ZBA secretary, Ramona Bellamy, recorded the Minutes.

**Other Attendees:** Pam & Jim Carden, Andy Didio of Taconic Engineering, William Edelman (neighbor) and Sherry Eastman (neighbor).

Chairman, Craig Norton called the public meeting to order at 7:31 p.m

The applicants, James & Pamela Carden (Applicants) were seeking a Special Permit for an expansion of the limitations of their current special use permit at 2846 State Route 23, Hillsdale, NY (**Tax Map #: 146.-1-53.2**). This hearing was a continuation from last month's hearing on January 4, 2022, which was tabled until this month. The (Applicants) had purchased 15 additional acres to the south of their property. They are looking to increase the maximum number of event attendees from the current 150 to 800, and to host other events besides weddings.

At the last hearing the (Applicants) stated they were going to improve the existing bridge and increase to 22 feet, but according to Andy Didio of Taconic Engineering, who is working with the (Applicants) said this would be too costly, so the bridge will remain 14 feet. This concerned the Board if there was an emergency or 800 attendees trying to leave at one time with a one lane bridge. Also at the prior hearing they were advised that due to the scale of the proposal they would need to provide much more information (ie: insurance, traffic control, safety contingencies etc.) similar to what the two music festivals that are held in town most years provide. This was not submitted, only a site plan from Andy Didio, so a copy of Oldtone Productions Emergency Plan and other public information submitted to the Board was handed to the (Applicants), so they have an idea of what was needed to be approved. The Board also had concerns with allowing the (Applicants) any number of events without them coming to the Board first, especially since they have gone over the 4-8 weddings they had stated back on the March 6, 2018 Minutes. According to William Edelman & Sherry Eastman (neighbors to the Cardens) they had 13 weddings in 2021 in addition to an event that was not a wedding. William Edelman had also suggested to the Cardens to plant some pine trees to help with noise control as well.

***Application for a Special Permit was tabled until pending receipt of the requested information is received.***

Meeting adjourned at 8:35 p.m.

Respectfully submitted, Ramona A. Bellamy, ZBA Secretary